

MEETING SUMMARY

DATE January 19, 2016
PLACE 50 W Gay St
TIME 3:04 pm – 3:53 pm

A CALL TO ORDER

Present: William Fergus, Matt Egner, Ryan Szymanski and Denis de Verteuil
Staff Present: Jackie Yeoman

B APPROVAL OF MINUTES

3:06 Meeting Summary – December 15, 2015

Motion: To approve

Motion By: Mr. de Verteuil / second by Mr. Fergus

Result: No official action taken; Mr. Egner and Mr. Szymanski abstained

C OLD BUSINESS – Applications for CERTIFICATE OF APPROVAL

3:07-3:34	15-09-002	Address:	577 W Town
		Property Owner:	Pilot Dogs, Inc.
		Applicant:	Shaun Breslin, AECOM
		To be reviewed:	Application revisions

Staff Report by Jackie Yeoman:

- Mrs. Yeoman presented slides of the site location and existing site conditions. She also described the relevant details of the proposal as noted in the Staff Report. The site is within the Dodge Park sub-district.
 - The application included graphics, an updated parking lot design, and details of the fence and site lighting in response to the previous conditions of approval.
 - It also included several updates to the approved design, including an updated landscape plan, changes to the size and location of the roof-top mechanical units, and an increased setback on Minard alley for the eastern portion of the building.
 - The applicant requested the required number of parking spaces be modified from 27 to 23 spaces.
 - The applicant also requested the Board permit two roof-top signs and to allow a sign greater than 10 SF to not face a public street.
 - Staff noted that the proposed graphics are consistent with the Graphic Design Guidelines as they allow for the preservation of a historic, iconic sign and they are complimentary to the overall building architecture

Discussion:

- Mr. Breslin provided the Board with supplemental application material. He explained changes made to AEP's easement along Minard Alley require the east elevation of the building to be shortened. He also explained the new design provides several small roof-top mechanical units instead of two large units as originally proposed.
- Mr. Breslin stated that Pilot Dogs was unsuccessful in their attempt to have ROW vacated on Town Street, and therefore, they have removed all landscaping that was proposed in the ROW.
- Mr. Breslin also stated the applicant would like to move the dumpster from the rear of the building to the eastern edge of the alley. Moving the dumpster into the alley will allow it to be accessed easily by the trash company. The screening would be a chain link fence with slats.

- Mr. Breslin explained the historic sign would be discolored if it were refurbished; therefore, the applicant is now proposing to create two new signs to mirror the historic sign. Pilot Dogs will still reuse the original sign in the interior of the building. The new signs will be acrylic font and illuminated.
- Mr. Szymanski said he had an issue with the dumpster being located close to the street with only a chain link fence as screening; Mr. Breslin stated it would be similar to the existing Pilot Dogs facility.
- Mr. Szymanski asked about the parking reduction request; Mr. Breslin stated there will be 12 full time staff at the new facility.
- Mrs. Yeoman stated the plan does provide recommendations for dumpster screening, and provided the plan text to the Board; Mr. Szymanski explained the plan recommends “screening should be complimentary to the building in terms of color and materials or by evergreen plant material.”
- Mr. Breslin stated it will be private trash pick-up.
- Mr. de Verteuil stated there will be a chain link fence across the alley either way.
- Mr. Breslin stated the applicant could provide a mesh screening instead of slats, and that the AEP easement would prevent any permanent structure to be used as a screen.
- Mr. Fergus suggested staff approval of the dumpster screening; Mr. Egner proposed materials used in the building, possibly perforated metal to try to screen the dumpster more fully.
- Mr. Szymanski suggested complimentary opaque materials.

Motion: To approve with conditions:

1. Staff review and approval of screening for dumpster on S Gift Street with an opaque material complementary to the building architecture.
2. Staff review and approval of paint color for the roof-top mechanical units.

Motion By: Mr. Szymanski / second by Mr. de Verteuil

Result: Approved (4-0)

D Applications for CERTIFICATE OF APPROVAL

3:34-3:38	16-01-001	Address:	450 W Broad
		Property Owner:	James W. Manus
		Applicant:	LITECH Lighting
		To be reviewed:	Graphics

Staff Report by Jackie Yeoman:

- Mrs. Yeoman presented slides of the site location and existing site conditions. She also described the relevant details of the proposal as noted in the Staff Report. The site is within the Broad Street sub-district.
 - The applicant is requesting to replace the sign face of an existing pole sign located at the corner of Anson and Broad Street.
 - The existing sign is both a monopole sign and off-premise sign, and is therefore a non-conforming sign per C.C. 3381.08.
 - The proposed sign face replacement does not increase the sign’s non-conformity and therefore does not require the sign to come into compliance with the East Franklinton District.
 - The proposed sign face is a new graphic associated with the same use – Phillip’s Original Coney Island. The existing off-premise “Pepsi” sign face is to remain and is not proposed for replacement.

Discussion:

- Mr. Keith Cobb explained Phillip’s Coney Island would like to update their look, and they are requesting a face change for the sign.
- Mr. Szymanski asked if the graphic is backlit; Mr. Cobb stated that it is internally lit.

Motion: To approve

Motion By: Mr. Egner/ second by Mr. de Verteuil

Result: Approved (4-0)

3:38-3:42 16-01-003 Address: 421 W State
Property Owner: CIF Real Estate, LLC
Applicant: Triad Architects and Compton Construction
To be reviewed: Change of use

Staff Report by Jackie Yeoman:

- Mrs. Yeoman presented slides of the site location and existing site conditions. She also described the relevant details of the proposal as noted in the Staff Report. The site is within the Arts and Innovation sub-district.
 - CIF currently uses the first floor of the building for manufacturing uses and the second floor is vacant.
 - The applicant is proposing a change of use for a small portion of the first floor from manufacturing to office, retail, and eating and drinking; and a change of use on the second floor and mezzanine from manufacturing to office and assembly uses.
 - The new uses and existing manufacturing uses require a total of 106 parking spaces and 6 bicycle parking spaces. The applicant is requesting a modification from 106 to 26 parking spaces. The required bicycle parking will be provided.

Discussion:

- Mr. Szymanski asked if the proposed canopy shown on the floor plan is included in the application; Mrs. Yeoman stated the canopy was approved by the board prior to this meeting.
- Mr. de Verteuil asked if the second floor assembly use will be used as rental space; Mr. Foley stated the assembly use is intended to be used as a “meet up” space for tenants. It is not intended to be rented for weddings or regular events.
- Mr. Foley stated the retail space is not currently leased by a tenant.

Motion: To approve

Motion By: Mr. Egner / second by Mr. Szymanski

Result: Approved (4-0)

E STAFF ISSUED CERTIFICATES OF APPROVAL

F BOARD APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL

401 W Town | Application #15-10-004

1. Change of Use | Reviewed 11/17/2015 | Issued 12/31/2015

G OTHER BUSINESS

- 3:42-3:45 1. Election of Chairs

Motion: To elect William Fergus as Chair

Motion By: Mr. Fergus / second by Mr. Szymanski

Result: Approved (4-0)

Motion: To elect Trent Smith as Vice-Chair

Motion By: Mr. de Verteuil / second by Mr. Egner

Result: Approved (4-0)

2. Staff Approval List

Staff Report by Jackie Yeoman:

- Mrs. Yeoman explained the purpose and intent of the staff approval list revision.
 - The proposed revision would allow staff to review and approve minor modifications to an approved site plan, elevation or graphic, provided the modification does not change the overall intent of the approved design.
 - It would allow applicants to avoid delays in submitting for permit when minor changes have been made to an approved application.
 - Either staff or the applicant can request for an item to be presented to the Board if it qualifies as a staff approvable item.

Discussion:

- Mr. Szymanski asked if the AEP easement change for the Pilot Dogs project would be an example of an item that could be approved; Mrs. Yeoman agreed it would qualify.
- Mr. Egner stated the Board is in place to make development easier, and this staff approval item will help development progress further.

Motion: To approve

Motion By: Mr. Fergus / second by Mr. Egner

Result: Approved (4-0)

H**NEXT MEETING**

Tuesday – February 16, 2016 at 50 W Gay St at 3:00 pm